154.0	0004	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 723,000 / 723,000
					USE VALUE: 723,000 / 723,000
					ASSESSED: 723,000 / 723,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
801		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NGO MICHAEL V & MAY O
Owner 2:	
Owner 3:	
Street 1:	801 CONCORD TPKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NGO MICHAEL V/ETAL -
Owner 2:	MEE YEE O -
Street 1:	801 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	312,600		410,400	723,000
Total Card	0.115	312,600		410,400	723,000
Total Parcel	0.115	312,600		410,400	723,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.20 | /Parcel: 445.2

Legal Description

User Acct 102819

GIS Ref

GIS Ref

Insp Date 03/21/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 154.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,600	0	5,000.	410,400	723,000	723,000	Year End Roll	12/18/2019
2019	101	FV	227,800	0	5,000.	384,800	612,600	612,600	Year End Roll	1/3/2019
2018	101	FV	227,800	0	5,000.	318,100	545,900	545,900	Year End Roll	12/20/2017
2017	101	FV	227,800	0	5,000.	292,400	520,200	520,200	Year End Roll	1/3/2017
2016	101	FV	227,800	0	5,000.	266,800	494,600	494,600	Year End	1/4/2016
2015	101	FV	219,000	0	5,000.	261,600	480,600	480,600	Year End Roll	12/11/2014
2014	101	FV	219,000	0	5,000.	243,200	462,200	462,200	Year End Roll	12/16/2013
2013	101	FV	219,000	0	5,000.	231,400	450,400	450,400		12/13/2012

!12122!

PRINT

Date	Time
12/11/20	02:14:07

LAST REV

Date	Time
01/17/13	16:00:19

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12122

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NGO MICHAEL V/E	60407-519		11/2/2012	Convenience	10	No	No		
HOLMES ELIZABET	24165-44		1/14/1994		168,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2005	342	Manual	2,500			G7	GR FY07	replace damaged si

ACTIVITY INFORMATION

Date	Result	By	Name
3/21/2009	Meas/Inspect	336	PATRIOT
1/13/2009	Measured	372	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102819
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	410,400	Spl Credit		Total:	410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29655170
Const Adj.:	0.98990101
Adj $ / SQ:	173.267
Other Features:	96000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426739
Depreciation:	114110
Depreciated Total:	312629

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

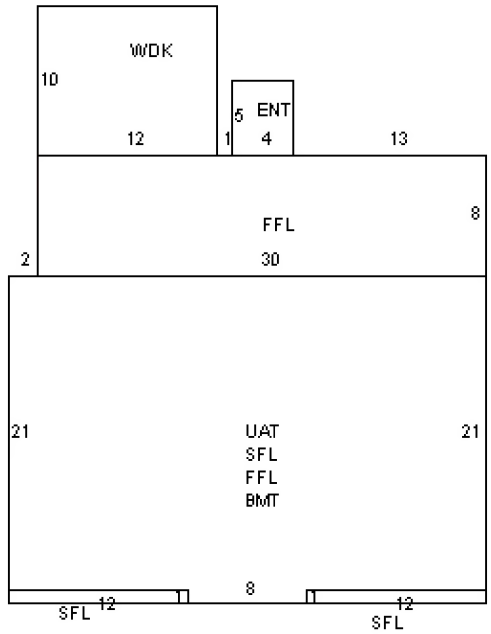
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.27
Special Features:	0	Val/Su Net:	119.59
Final Total:	312600	Val/Su SzAd	192.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	173.270	159,405
SFL	Second Floor	704	173.270	121,980
BMT	Basement	680	51.980	35,346
UAT	Upper Attic	170	69.310	11,782
WDK	Deck	120	14.190	1,703
ENT	ENTRY	20	26.130	523

Net Sketched Area:	2,614	Total:	330,739
Size Ad	1624	Gross Are	3124	FinArea	1624
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	